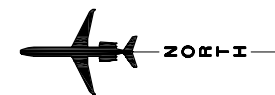


# LEGEND

- |  |   |  |             |
|--|---|--|-------------|
|  | Airport Property                          |  | Commercial  |
|  | Municipal Boundaries                      |  | Industrial  |
|  | Extra-territorial Jurisdiction            |  | Public      |
|  | Railroad Tracks                           |  | Floodplains |
|  | Study Area                                |  |             |
|  | Agriculture                               |  |             |
|  | Low Density Residential (0-3 du/ac)       |  |             |
|  | Medium Density Residential (3.1-10 du/ac) |  |             |
|  | High Density Residential (10.1+ du/ac)    |  |             |

Source: Base Information and Map:  
City of Lincoln Geographic  
Information System, May 2002.  
Coffman Associates Analysis.



0 4000  
SCALE IN FEET

Lincoln Airport

Exhibit 1K  
GENERALIZED ZONING MAP

**TABLE 1D**  
**Summary of Zoning Ordinance**  
**City of Lincoln**

		Noise-Sensitive Uses	
Zoning Districts	Allowed	Permitted Conditional/ Special Uses	Minimum Lot Size or Dwelling Units (du)/Acre
AG, Agriculture	Single-family dwellings Churches Schools	Group homes Childcare facilities Domestic shelters Community unit plans Community halls Dwelling units for members of religious orders Employee dwelling units	20 acres
AGR, Agricultural Residential	Single-family dwellings Churches Schools	Group homes Childcare facilities Domestic shelters Community unit plans Dwelling units for members of religious orders Employee dwelling units	3 acres
R-1, Residential	Single-family dwellings Two-family dwellings Libraries Schools	Churches Group homes Childcare facilities Domestic shelters Community unit plans Health care facilities Dwelling units for members of religious orders Mobile homes Clubs Employee dwelling units	Single-family, 1 du/ 9,000 s.f.  Two-family, 7,200 s.f. per family

**TABLE 1D (Continued)**  
**Summary of Zoning Ordinance**  
**City of Lincoln**

		Noise-Sensitive Uses	
Zoning Districts	Allowed	Permitted Conditional/ Special Uses	Minimum Lot Size or Dwelling Units (du)/Acre
R-2, Residential	Single-family dwellings Two-family dwellings Libraries Schools	Churches Group homes Childcare facilities Domestic shelters Community unit plans Health care facilities Dwelling units for members of religious orders Mobile homes Clubs Elderly or retirement housing Adult care centers	Single-family, 1 du/ 6,000 s.f.  Two-family, 5,000 s.f. per family
R-3, Residential	Single-family dwellings Two-family dwellings Libraries Schools	Churches Group homes Childcare facilities Domestic shelters Community unit plans Health care facilities Dwelling units for members of religious orders Mobile homes Clubs Elderly or retirement housing Adult care centers	Single-family, 1 du/ 6,000 s.f.  Two-family, 5,000 s.f. per family
R-4, Residential	Single-family dwellings Two-family dwellings Libraries Schools	Churches Group homes Childcare facilities Domestic shelters Community unit plans Health care facilities Dwelling units for members of religious orders Mobile homes Clubs Elderly or retirement housing Adult care centers	Single-family, 1 du/ 5,000 s.f.  Two-family, 2,500 s.f. per family

**TABLE 1D (Continued)**  
**Summary of Zoning Ordinance**  
**City of Lincoln**

Zoning Districts	Noise-Sensitive Uses		Minimum Lot Size or Dwelling Units (du)/Acre
	Allowed	Permitted Conditional/ Special Uses	
R-5, Residential	Single-family dwellings Two-family dwellings Multiple dwellings Townhouses Libraries Schools	Churches Group homes Childcare facilities Domestic shelters Community unit plans Health care facilities Dwelling units for members of religious orders Mobile homes Clubs Elderly or retirement housing	Single-family, 1 du / 5,000 s.f.  Two-family, 2,500 s.f. per family  Townhouses, 2,500 s.f. per family  Multiple dwellings, 1,500 s.f. per unit
R-6, Residential	Single-family dwellings Two-family dwellings Multiple dwellings Townhouses Libraries Schools Clubs, fraternities, sororities	Churches Group homes Childcare facilities Domestic shelters Community unit plans Health care facilities Dwelling units for members of religious orders Elderly or retirement housing	Single-family, 1 du / 4,000 s.f.  Two-family, 2,500 s.f. per family  Townhouses, 2,500 s.f. per family  Multiple dwellings, 1,100 s.f. per unit
R-7, Residential	Single-family dwellings Two-family dwellings Multiple dwellings Townhouses Apartment hotels Libraries Schools Clubs, fraternities, sororities	Churches Group homes Childcare facilities Domestic shelters Community unit plans Health care facilities Dwelling units for members of religious orders Elderly or retirement housing	Single-family, 1 du / 4,000 s.f.  Two-family, 2,000 s.f. per family  Townhouses, 2,000 s.f. per family  Multiple dwellings or apartment hotels, 700 s.f. per unit

**TABLE 1D (Continued)**  
**Summary of Zoning Ordinance**  
**City of Lincoln**

Zoning Districts	Noise-Sensitive Uses		Minimum Lot Size or Dwelling Units (du)/Acre
	Allowed	Permitted Conditional/ Special Uses	
R-8, Residential	Single-family dwellings Two-family dwellings Multiple dwellings Townhouses Apartment hotels Libraries Schools Clubs, fraternities, sororities Churches	Group homes Childcare facilities Domestic shelters Community unit plans Health care facilities Dwelling units for members of religious orders Elderly or retirement housing	Single-family, 1 du/4,000 s.f.  Two-family, 2,000 s.f. per family  Townhouses, 2,000 s.f. per family  Multiple dwellings or apartment hotels, 550 s.f. per unit
O-1, Office	Dwellings Libraries Schools Churches	Childcare facilities Healthcare facilities Clubs	1 du/220 s.f.
O-2, Suburban Office	Libraries Schools Churches	Dwellings Childcare facilities	1 du/4,000 s.f.
O-3, Office Park	Single-family dwellings Two-family dwellings Multiple dwellings Townhouses Libraries Churches	Clubs Health care facilities Hotels and motels Schools	Dwelling units, 1 du/4,000 s.f.  Townhouses, 2,500 s.f. per unit  Multiple dwellings, 1,500 s.f. per unit
R-T, Residential Transition	Single-family dwellings Two-family dwellings Libraries Churches Clubs	Group homes Domestic shelters Childcare facilities Private schools	1 d.u./4,000 s.f.
B-1, Local Business	Libraries Schools Churches Adult care centers Animal hospitals Clubs	Motels and hotels Dwellings Childcare facilities Health care facilities	1 du/2,000 s.f.

**TABLE 1D (Continued)**  
**Summary of Zoning Ordinance**  
**City of Lincoln**

Zoning Districts	Noise-Sensitive Uses		Minimum Lot Size or Dwelling Units (du)/Acre
	Allowed	Permitted Conditional/ Special Uses	
B-2, Planned Neighborhood Business	Libraries Schools Churches Animal hospitals Clubs	Motels and hotels Dwellings Childcare facilities Health care facilities	1 du/2,000 s.f.
B-3, Commercial	Libraries Schools Churches Adult care centers Animal hospitals Clubs	Motels and hotels Dwellings Childcare facilities Health care facilities	1 du/1,000 s.f.
B-4, Lincoln Center Business	None	Childcare facilities Homeless shelters Dwellings	Single-family, 1 du/ 4,000 s.f.  Two-family and townhouses, 2,000 s.f. per family  Multiple dwellings, 550-700 s.f. per unit
B-5, Planned Regional Business	Hotels or motels Places of public assembly Private schools Residential uses	Childcare facilities Theaters	N.A.
H-1, Interstate Commercial	Hotels or motels Dwelling for a caretaker	None	N.A.
H-2, Highway Business	Libraries Schools Churches Dwelling for a caretaker Animal hospitals Clubs	Motels or hotels Childcare facilities	N.A.
H-3, Highway Commercial	Libraries Schools Churches Private schools Animal hospitals Outdoor theaters Clubs	Motels or hotels Childcare facilities Health care facilities	N.A.

<b>TABLE 1D (Continued)</b> <b>Summary of Zoning Ordinance</b> <b>City of Lincoln</b>			
Zoning Districts	Noise-Sensitive Uses		Minimum Lot Size or Dwelling Units (du)/Acre
	Allowed	Permitted Conditional/ Special Uses	
H-4, General Commercial	Dwelling for a caretaker Outdoor theaters Animal hospitals	Childcare facilities	N.A.
I-1, Industrial	Outdoor theaters Temporary homeless shelters Health care facilities	Childcare facilities Private schools	N.A.
I-2, Industrial Park	None	Childcare facilities	N.A.
I-3, Employment Center	Colleges Private schools	Motels or hotels Childcare facilities Public schools	N.A.
P, Public Use	None	None	N.A.
Source: City of Lincoln Zoning Ordinance			

The “Medium Density Residential” category applies to districts with densities of 3.1 to 10.0 dwelling units per acre. Within the Lincoln zoning ordinance, this includes zones R-1, R-2, R-3, R-4, and R-5.

The “High Density Residential” category applies to districts in excess of 10.0 dwelling units per acre with densities of 3.1 to 14 dwelling units per acre. This category includes zones R-6, R-7, R-8, and R-T.

The “Public” (zoning district P), “Commercial/Office” (zoning districts O-1, O-2, O-3, B-1, B-2, B-3, B-4, B-5, H-I, H-2, H-3, and H-4) and “Industrial” (zoning districts I-1, I-2, and I-3) categories include office, government,

manufacturing, and service districts. Finally, the “Agriculture” district incorporates the AG zoning designation.

#### • OVERLAY DISTRICTS

The six overlay districts contained within the zoning ordinance are as follows.

- **Floodplain District.** The purpose of the floodplain district is to regulate development within the defined floodplains. Specific permitting requirements have been established to ensure that development will not decrease the capacity of the floodplain or cause potential harm to citizens.

- **Capitol Environs District.** This district was established in order to place regulations and guidelines on development that occurs near the State Capitol Building.
- **Historic Preservation District.** The purpose of this overlay district is to, among other things, “designate, preserve, protect, enhance, and perpetuate those structures which are elements of the city’s historical, cultural, archaeological, or architectural heritage”.
- **Airport Zoning Regulations.** The purpose of these regulations is to regulate the height of structures in the vicinity of the airport based on F.A.R. Part 77 regulations. Overlay zones have been established for aircraft approach zones, transition zones, and turning zones. Heights of structures within these zones are regulated to ensure that they will not obstruct aircraft arriving to or departing from the airport.
- **Planned Unit Development District.** This district was established in order to allow flexibility within new development and redevelopment plans as long as the goals and ideals of the comprehensive plan are met.
- **Airport Environs Noise District.** The purpose of this district is to ensure compatible development within airport environs. The various boundaries of the overlay district are depicted on **Exhibit 1L**.

Development within the noise district (depicted with a blue hatch on **Exhibit 1L**) requires the issuance of an aviation and noise easement. The purpose of this easement is to ensure that both the land developer as well as future property owners are aware of airport noise and aircraft overflights. Easements are issued as a condition of, and prior to the authorization for, development of subdivision, community unit plans, special permits, use permits, or building permits.

The established noise contours, depicted on **Exhibit 1L**, further guide development within this overlay district. Land uses are allowed based on the noise exposure levels depicted on the exhibit. Permitted uses within the various noise contours are outlined in **Table 1E**.

Residential land uses allowed within the 65 DNL noise contour are required to incorporate acoustical features as a condition of building permit issuance. Acoustical features include a solid-core or metal-clad door, equipped with a wood or metal storm door, and storm or multiple-glazed windows. Through the door mailboxes, skylights, or other direct openings to the outside are prohibited. Mechanical ventilation shall be provided to provide adequate environmental comfort with all of the windows and doors closed during all seasons.



<b>TABLE 1E</b> <b>Airport Environs Noise District</b>		
<b>Noise Contour</b>	<b>Uses Allowed</b>	<b>Conditional Uses</b>
65 DNL	Mobile homes Schools Libraries Churches Health care facilities Auditoriums Concert halls Elderly housing Music shells	Residential dwellings. Development requirements include sound insulation and the development of noise barriers such as berms or outbuildings.
70 DNL	Hotels Motels Playgrounds Neighborhood parks Noise-sensitive manufacturing Noise-sensitive communication facilities	None
75 DNL	Cemeteries Mausoleums Undertaking establishments Recreational facilities Theaters Spectator sports Veterinary facilities and kennels	None
Source: Chapter 27.58, Airport Environs Noise District		

## SUBDIVISION REGULATIONS

Subdivision regulations apply in cases where a parcel of land is proposed to be divided into lots or tracts. They are established to ensure the proper arrangement of streets, adequate and convenient open space, efficient movement of traffic, adequate and properly-located utilities, access for firefighting apparatus, avoidance of congestion, and the orderly and efficient layout and use of the land.

Subdivision regulations can be used to enhance noise-compatible land development by requiring developers to plat and develop land so as to minimize noise impacts or reduce the noise

sensitivity of new development. The regulations can also be used to protect the airport proprietor from litigation for noise impacts at a later date. The most common requirement is the dedication of a noise or aviation easement to the Airport proprietor by the land developer as a condition of development approval. The easement authorizes overflights of the property, with noise levels attendant to such operations. It also requires the developer to provide noise insulation in the construction of buildings.

Both the City of Lincoln and Lancaster County have adopted subdivision regulations; however, due to the presence of the city's ETJ, only the City